



**MEADOW OAKS
PLANNED DEVELOPMENT NO. 13
BASE ZONING DISTRICT: SINGLE FAMILY
ORDINANCE NO. 96-06-06-11
(ADOPTED 6-6-1996)**

AMENDED BY:

- ORDINANCE NO. 97-06-05-10: BUILDING MATERIALS STANDARDS (ADOPTED 6-5-1997)**

ORDINANCE NO. 96-06-06-11

AN ORDINANCE AMENDING ORDINANCE NO. 86-7-21-18, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: "PD" PLANNED DEVELOPMENT - SINGLE FAMILY; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR A LAND USE PLAN; PROVIDING FOR LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and City Council of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, have given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 70.651 acres of land described in "Exhibit A" attached.

SECTION II - LAND USE PLANS

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of development of Planned Development: Single Family.

SECTION III - LAND USE REGULATIONS

The Development Proposal approved and described as "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of development of "Planned Development: Single Family".

SECTION IV - PENALTY FOR VIOLATIONS

Any person, firm or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed one thousand dollars (\$1,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION V - SEVERABILITY CLAUSE

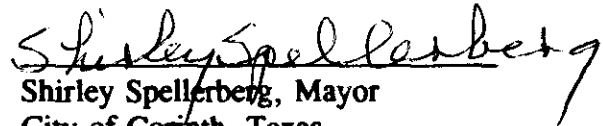
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI - PROVIDING AN EFFECTIVE DATE


WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 6TH DAY OF JUNE, 1996.

APPROVED:


Shirley Spellerberg, Mayor
City of Corinth, Texas

ATTEST:


Kristin A. Grainger,
City Secretary
City of Corinth, Texas



LEGAL DESCRIPTION

BEING A 70.651 ACRE TRACT OF LAND SITUATED IN THE H. GARRISON SURVEY, ABSTRACT NO. 507, AND THE EDWIN MARSH SURVEY, ABSTRACT NO. 833, DENTON, COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 125.332 ACRE TRACT OF LAND DESCRIBED IN DEED TO H. ROSS PEROT, AS RECORDED IN VOLUME 614, PAGE 691, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS. SAID 70.651 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35E AND ON THE NORTH RIGHT-OF-WAY LINE OF MEADOWS OAK ROAD;

THENCE S 30°38'33" W, A DISTANCE OF 75.59 FEET TO A POINT FOR CORNER;;

THENCE S 00°26'52" W, A DISTANCE OF 23.25 FEET TO A POINT FOR CORNER, SAID POINT BEING IN MEADOWS OAK ROAD;

THENCE N 89°22'00" W, A DISTANCE OF 880.00 FEET ALONG THE CENTER OF MEADOWS OAK ROAD AND THE SOUTH LINE OF THE H. GARRISON SURVEY AND THE NORTH LINE OF THE EDWIN MARSH SURVEY TO A POINT FOR CORNER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 01°00'59" W, A DISTANCE OF 1842.87 FEET TO A POINT FOR CORNER;

THENCE S 89°50'50" W, A DISTANCE OF 705.02 FEET TO A POINT FOR CORNER;

THENCE N 88°58'27" W, A DISTANCE OF 961.41 FEET TO A POINT FOR CORNER;

THENCE N 01°06'31" E, A DISTANCE OF 1845.98 FEET TO A POINT FOR CORNER, SAID POINT BEING IN MEADOWS OAK ROAD AND THE NORTH LINE OF THE EDWIN MARSH SURVEY;

THENCE S 89°22'00" E, ALONG MEADOWS OAK ROAD AND THE NORTH LINE OF THE EDWIN MARSH SURVEY, A DISTANCE OF 1663.35 FEET TO THE POINT OF BEGINNING, AND CONTAINING 70.651 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION AND OR EXHIBIT HEREIN IS NOT THE RESULT OF AN ON THE GROUND SURVEY BY "CARTER AND BURGESS". THE BEARINGS, DISTANCES AND ACREAGES SHOWN ARE ALL APPROXIMATE AND SHOULD NOT BE RELIED UPON AS ACCURATE OR CORRECT. THESE DOCUMENTS ARE NOT INTENDED FOR USE AS DEFINED UNDER SECTION 2 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, ARTICLE 5282C V.T.C.S. (revised).

EXHIBIT C - PAGE 1 OF 2
ORDINANCE NO. 96-06-06-11
DEVELOPMENT STANDARDS
PD SINGLE-FAMILY

Development of the 70.6 acre tract of land described in Exhibit "A" shall be subject to the following conditions and requirements:

I. DEVELOPMENT STANDARDS - SINGLE-FAMILY DWELLINGS

A. Permitted Uses

1. The Property shall be developed for single-family detached uses as outlined herein, and/or any other permitted uses in the SF-4 District.

B. Lot Standards

1. Lot Area - The minimum lot area for each single-family lot shall be 6,000 square feet except the lots shall be 7,500 sq. ft. adjacent to the southern property line.
2. Lot Width - The minimum width of any lot shall be 55 feet.
3. Lot Depth - The minimum depth of any lot shall be 110 feet, except that a corner or cul-de-sac lot may have less depth, provided that the minimum depth is not less than 95 feet.
4. Front Yard - The minimum front yard shall be 20 feet.
5. Side Yard - No side yard is required on one side of the lot. There shall be a minimum separation of 10 feet between structures of two adjacent lots. A side yard adjacent to a street shall not be less than 10 feet.
6. Rear Yard - The minimum rear yard shall be 20 feet.
7. Minimum Dwelling Area - The floor area of any dwelling unit shall not be less than 1500 sq. ft.
8. Lot Coverage - In no case shall more than 55% of the total area be covered by the combined area of the main buildings and accessory buildings.

C. Parking Requirements

1. A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit. As a part of these parking requirements, an enclosed garage to accommodate at least two cars shall be provided for each dwelling unit.

D. **Building Standards**

1. All dwelling units shall be constructed of masonry, stucco, or of a glass building material of the kind usually used for outside wall construction, to the extent of at least 75% of the area of the outside walls. Individual exterior walls shall contain no less than 50% of the aforementioned building materials.
2. No building shall exceed two stories, or 34 feet in height.

Meadow Oaks

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING ORDINANCE NO. 96-06-06-11, THE MEADOW OAKS PLANNED DEVELOPMENT ORDINANCE, TO ESTABLISH CERTAIN CONSTRUCTION REQUIREMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION I

Paragraph I - DEVELOPMENT STANDARDS, PAGE 2 - Paragraph D - Building Standards - Subparagraph 1 shall be amended to read:

1. All dwelling units shall be constructed of masonry, stucco, or of a glass building material of the kind usually used for outside wall construction to the following extent:

1-STORY HOME

100% brick on the front
100% brick on the sides
100% Fiber Cement Composition Siding on rear

2-STORY HOME

First Floor:

Same as 1-Story House

Second Floor

100% brick on the front
100% Fiber Cement Composition Siding on rear
Combination Fiber Cement Composition Siding and brick on the sides as long as 75% overall brick requirement is met.

SECTION II

If any section or portion of this Ordinance is hereafter judged invalid or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the validity of this Ordinance as a whole, nor any section or part thereof not so adjudged invalid or unconstitutional.

SECTION III

Any person, firm, corporation or association violating any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Corinth, Texas, shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each day a violation of this ordinance continues shall constitute a separate offense.

SECTION IV

This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Corinth, Texas, on the 5th day of June, 1997.



APPROVED:

Shirley Spellerberg
Shirley Spellerberg, Mayor
City of Corinth, Texas

ATTEST:

Connie Bell
Connie Bell, City Secretary
City of Corinth, Texas

MEADOW OAKS BUILDING STANDARDS PROPOSAL

EXISTING ORDINANCE:

- 75% Overall Brick Requirement
- 50% Brick Per Side Requirement

PROPOSED ORDINANCE:

1-STORY HOME

100% Brick on the Front
100% Brick on the Sides
100% Hardiplank on Rear

2-STORY HOME

First Floor:

*Same as a 1-Story

Second Floor:

100% Brick on the Front
100% Hardiplank on Rear
Combination Hardiplank and brick
on the sides as long as 75% Overall
Brick Requirement is met.

HARDIPLANK VERSUS STANDARD SIDING:

- Hardiplank is made of 97% concrete and 3% fiber
- Hardiplank has a 50 year warranty
- Hardiplank is noncombustible, making it one of the most fire-resistant building materials you can buy.
- Hardiplank is resistant to water and humidity.
- Hardiplank will not crack or rot.
- Hardiplank will withstand termites.
- Hardiplank can withstand winds up to 130 mph.
- Hardiplank has excellent paint retention.
- Hardiplank comes in a variety of styles and has the look of wood.